

089.0

0003

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

746,700 /

746,700

746,700 /

746,700

746,700 /

746,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIU ZHONGJIE
Owner 2:	
Owner 3:	

Street 1: 45 HEMLOCK ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SIGGENS ROBERT F JR -

Owner 2: -

Street 1: 45 HEMLOCK STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 9,185 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1965, having primarily Vinyl Exterior and 1632 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9185		Sq. Ft.	Site		0	70.	0.76	5									486,887						486,900	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							9185.000		256,300		3,500		486,900		746,700							
Total Card							0.211		256,300		3,500		486,900		746,700		Entered Lot Size					
Total Parcel							0.211		256,300		3,500		486,900		746,700		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT									Parcel ID		089.0-0003-0014.0				
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value		Notes		Date			
2020	101	FV	256,300	3500	9,185.	486,900	746,700	746,700	Year End Roll		12/18/2019				
2019	101	FV	192,500	3700	9,185.	493,800	690,000	690,000	Year End Roll		1/3/2019				
2018	101	FV	192,500	3700	9,185.	368,600	564,800	564,800	Year End Roll		12/20/2017				
2017	101	FV	192,500	3700	9,185.	333,900	530,100	530,100	Year End Roll		1/3/2017				
2016	101	FV	192,500	3700	9,185.	320,000	516,200	516,200	Year End		1/4/2016				
2015	101	FV	188,200	3800	9,185.	271,300	463,300	463,300	Year End Roll		12/11/2014				
2014	101	FV	188,200	3800	9,185.	257,400	449,400	449,400	Year End Roll		12/16/2013				
2013	101	FV	188,200	3800	9,185.	244,800	436,800	436,800			12/13/2012				

SALES INFORMATION									TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif					Notes			
SIGGENS ROBERT	66384-248		11/16/2015			500,000	No	No									
SIGGENS ROBERT	61865-210		5/24/2013	Estate/Div			No	No									
	13244-686		7/1/1977			37,000	No	No	Y								

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
11/12/2015	1753	Manual	2,000							10/7/2018	MEAS&NOTICE	CC	Chris C				
6/11/2014	649	Redo Bat	2,500							6/26/2014	Info Fm Prmt	PC	PHIL C				
2/15/2013	206	Foundati	14,720							1/12/2009	Meas/Inspect	294	PATRIOT				
										4/8/2000	Inspected	264	PATRIOT				
										1/26/2000	Measured	163	PATRIOT				
										8/5/1993		KT					

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																										
Type: 05 - Garrison				Full Bath: 1	Rating: Average			A Bath:	Rating:																																																													
Sty Ht: 2 - 2 Story				3/4 Bath:	Rating:											25																																																						
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:																																																																	
Foundation: 9 - Crawl Space				1/2 Bath: 1	Rating: Average																																																																	
Frame: 1 - Wood				A HBth:	Rating:																																																																	
Prime Wall: 4 - Vinyl				OthrFix:	Rating:																																																																	
Sec Wall:		%		OTHER FEATURES																																																																		
Roof Struct: 2 - Hip				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1																																																												
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																																																													
Color: TAN				Fpl:	Rating:			Other																																																														
View / Desir:				WSFlue:	Rating:			Upper																																																														
GENERAL INFORMATION				CONDOS INFORMATION				Lvl 2																																																														
Grade: C - Average				Location:				Lvl 1																																																														
Year Blt: 1965	Eff Yr Blt:			Total Units:				Lower																																																														
Alt LUC:		Alt %:		Floor:				Totals	RMs: 8	BRs: 4	Baths: 1	HB: 1																																																										
Jurisdict:		Fact: .		% Own:				REMODELING				RES BREAKDOWN																																																										
Const Mod:				Name:				Exterior:	No Unit	RMS	BRS	FL																																																										
Lump Sum Adj:				DEPRECIATION				Interior:	1	8	4																																																											
INTERIOR INFORMATION				Phys Cond: AG - Avg-Good	26.	%	Additions:																																																															
Avg Ht/FL: STD				Functional:		%	Kitchen:																																																															
Prim Int Wall: 1 - Drywall				Economic:		%	Baths:																																																															
Sec Int Wall:		%		Special:		%	Plumbing:																																																															
Partition: T - Typical				Override:		%	Electric:																																																															
Prim Floors: 3 - Hardwood				Total:	26.4	%	Heating:																																																															
Sec Floors: 5 - Lino/Vinyl	15	%		CALC SUMMARY				General:	1	8	4																																																											
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 135.00			COMPARABLE SALES																																																															
Subfloor:				Size Adj.: 1.29338229			Rate	Parcel ID	Typ	Date	Sale Price																																																											
Bsmnt Gar:				Const Adj.: 0.98539203																																																																		
Electric: 3 - Typical				Adj \$ / SQ: 172.056																																																																		
Insulation: 2 - Typical				Other Features: 67500																																																																		
Int vs Ext: S				Grade Factor: 1.00																																																																		
Heat Fuel: 3 - Electric				NBHD Inf: 1.00000000																																																																		
Heat Type: 6 - Elec Base/B				NBHD Mod:																																																																		
# Heat Sys: 1				LUC Factor: 1.00																																																																		
% Heated: 100		% AC:		Adj Total: 348295																																																																		
Solar HW: NO		Central Vac: NO		Depreciation: 91950				Juris. Factor:		Before Depr:	172.06																																																											
% Com Wall		% Sprinkled:		Depreciated Total: 256345				Special Features:	0	Val/Su Net:	157.05																																																											
MOBILE HOME				WtAv\$/SQ:				Final Total:	256300	Val/Su SzAd:	157.05																																																											
Make:				Model:				Color:																																																														
SPEC FEATURES/YARD ITEMS				Serial #:																																																																		
PARCEL ID 089.0-0003-0014.0																																																																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																					
8	Pool A-O	D	Y	1 24		A	AV	1990	50.52	T	23.2	101			900		900																																																					
2	Frame Shed	D	Y	1 12x12		A	AV	1990	0.00	T	23.2	101																																																										
22	Wood Deck	D	Y	1 400		A	AV	1990	8.50	T	23.2	101			2,600		2,600																																																					
More: N	Total Yard Items:	3,500	Total Special Features:		Total:	3,500																																																																
SKETCH																																																																						
SUB AREA																																																																						
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